



*Aquidneck Island Reuse Planning Authority*

*Representing the municipalities of Newport, Middletown and Portsmouth, Rhode Island*

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Meeting Minutes  
Tuesday, September 17, 2010  
1 p.m.  
**LOCATION: Middletown Police Station**

**Attendees:**

Art Weber, Chairman, *Town of Middletown*  
Fred Faerber, Treasurer, *Town of Portsmouth*  
Bill Corcoran, *City of Newport*  
Naomi Neville, Vice-President *City of Newport*  
Jan Eckhart, Secretary, *Town of Middletown*  
Bob Gilstein, *Town of Portsmouth*  
Paige Bronk, *City of Newport*  
Ron Wolanski, *Town of Middletown*  
Ted Clement, *Aquidneck Island Land Trust*  
Keith Humphreys, *Town of Portsmouth*  
Tina Dolen, *AIPC*  
Julie Oakley, *AIRPA*

Art Weber, Chairman, convened the meeting at 1:08 pm

**Key Outcomes:**

**Approved** the minutes of the AIRPA meeting of September 7, 2010.

**Voted unanimously to accept the selection committee's recommendation of RKG**, (a BRAC-experienced firm), as its consultant for the planning process. RKG was one of four finalists interviewed for the contract.

**Voted to move forward with Julie Oakley's recommendation to interview David Knisely, Esq. as its legal consultant** for the planning process. Mr. Knisely is one of the top BRAC-experience attorneys in the country. Milestones for his tasks and an estimate of what his responsibilities may include will be developed by Julie in consultation with Mr. Knisely.

**Decided to schedule a special meeting** in October with OEA Project Manager Rich Tenga aimed at elected and appointed officials. RKG will assist in the presentation. There will be a pre-meeting of AIRPA followed by a larger meeting with municipal Aquidneck Island stakeholders.

**Agenda Items:**

- I. Approved the minutes of the September 7, 2010 Meeting

## II. Recap of the Association of Defense Communities Workshop

- a. Paige Bronk, Bob Gilstein, Ron Wolanski and Julie Oakley agreed that the Association of Defense Communities workshop in San Francisco was highly informative. J. Oakley reported on the lessons learned and noted that a workshop on dealing with infrastructure that she and R. Wolanski attended was particularly helpful.
- b. J. Oakley explained the “Executive Directors’ Workshop” for PRCs was extremely helpful to her. In the workshop she met with PRCs from all over the country that have been through the BRAC process and advised her on what to expect as the AIRPA process rolled out. In addition, it was a meeting where all participants could speak freely since it was restricted to LRA directors.
- c. It was noted that Naval Station Newport is the last installation to start the BRAC process in the country, and it was especially helpful to learn from the other LRA’s that are nearing completion regarding their experiences.
- d. P. Bronk reported on the Treasure Island field trip during which he learned that the San Francisco EDC for that property took 15 years to for price negotiations with the Navy. There was a \$200 million difference between the Navy and San Francisco on the value of the property. Eventually, a profit-sharing agreement was reached to mitigate the extreme price difference. Tina Dolan suggested that if AIRPA runs into a similar situation with problematic negotiations that a mediator may be helpful. Fred Faerber noted that in our case, good relations with our federal delegation will help our process whenever negotiations are required.
- e. R. Wolanski reported on the workshop he attended regarding environmental liability, and explained how important this would be during the implementation phase.

## III. Consultant Recommendation to AIRPA

- a. J. Oakley reported that the fee negotiation with RKG is complete and the AIRPA board was satisfied with the final figure agreed upon. AIRPA voted unanimously to hire RKG as its consulting firm for the planning process. The firm brings a deep BRAC experience to the table, and is expected to be a highly professional partner.

## IV. Legal Counsel RFP

- a. J. Oakley reported that David Knisely, Esq. was the most qualified legal counsel responding to the RFP, and recommended interviewing him as the AIRPA counsel. He is one of the top BRAC attorneys in the country and will bring a great deal of expertise to the AIRPA. The board was unanimously in favor of her recommendation, and Julie will follow up with Mr. Knisely to schedule a formal interview.

## V. NOI Update

- a. Homeless Service Providers
  - i. Continuum of Care Service and Planning
    1. J. Oakley reported that the Continuum of Care is not differentiated across Rhode Island, so it is currently impossible to determine if there are gaps in the service area of Aquidneck Island. She will continue to explore this problem with Linda Charest, Base Realignment and Closure Coordinator,

of U.S. HUD to arrive at a fair and comprehensive approach to determine the island's actual gap in the continuum of care.

2. To date, there have been about four agencies representing the homeless who have shown interest in the surplus Navy property. J. Oakley has ensured that all questions are fully answered and that tours of the properties are conducted, including Navy personnel, to fully explain the environmental and general status of the properties.

b. PBC Progress

- i. J. Oakley is working closely with the planners (municipalities) and other qualified non-profit agencies who are interested in applying for a PBC. All are being fully briefed on how the process works, the need for a federal sponsor, and the letters of interest that are required for submittal by November 22.
- ii. J. Oakley has also met with interested parties and conducted tours of the surplus properties to assist potential applicants in their consideration of developing PBC applications.

VI. October 5<sup>th</sup> Meetings

- a. It was determined that AIRPA will conduct a "pre-meeting," prior to a larger meeting for municipal stakeholders, in order to discuss issues of importance to its ongoing business.
- b. The larger meeting will take place after a break for lunch when Richard Tenga, Program Manager from OEA, AIRPA's consultant RKG, and J. Oakley will address the invitees to update them on the BRAC process in greater detail. The meeting is open to the public, and the invitees include:
  - i. Municipal Councils
  - ii. Town and City Administrators
  - iii. Planning Boards
  - iv. Zoning Boards
  - v. Municipal Solicitors
  - vi. Redevelopment Agencies
- c. RKG representatives will be attend at the meeting and are responsible for part of the presentation laying out its consulting process and steps it will take to assist the AIRPA.

Chairman Art Weber adjourned the meeting at 2:30 p.m.

Respectfully submitted,

Tina Dolen, Executive Director  
Aquidneck Island Planning Commission